

Fill in this information to identify the case:

Debtor 1 Jonathan Ray Balentine

Debtor 2 Juanita Kay Balentine
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Indiana
(State)

Case number 17-90181-AKM-13

Form 4100R

Response to Notice of Final Cure Payment

10/15

According to Bankruptcy Rule 3002.1(g), the creditor responds to the trustee's notice of final cure payment.

Part 1: Mortgage Information

Name of creditor: U.S. Bank Trust National Association, as Trustee of the
Lodge Series III Trust

Court claim no. (if known): 13

Last 4 digits of any number you use to identify the debtor's account: 2 6 2 2

Property address: 401 Quail Run Road
Number Street

Mitchell IN 47446
City State ZIP Code

Part 2: Prepetition Default Payments

Check one:

- ☒ Creditor agrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim.
- ☐ Creditor disagrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim. Creditor asserts that the total prepetition amount remaining unpaid as of the date of this response is: \$ _____

Part 3: Postpetition Mortgage Payment

Check one:

- ☒ Creditor states that the debtor(s) are current with all postpetition payments consistent with § 1322(b)(5) of the Bankruptcy Code, including all fees, charges, expenses, escrow, and costs.

The next postpetition payment from the debtor(s) is due on: 03 01 2022
MM / DD / YYYY

- ☐ Creditor states that the debtor(s) are not current on all postpetition payments consistent with § 1322(b)(5) of the Bankruptcy Code, including all fees, charges, expenses, escrow, and costs.

Creditor asserts that the total amount remaining unpaid as of the date of this response is:

- a. Total postpetition ongoing payments due: (a) \$ _____
- b. Total fees, charges, expenses, escrow, and costs outstanding: + (b) \$ _____
- c. **Total.** Add lines a and b. (c) \$ _____

Creditor asserts that the debtor(s) are contractually obligated for the postpetition payment(s) that first became due on:

MM / DD / YYYY

Debtor 1 Jonathan Ray Balentine
First Name Middle Name Last Name

Case number (if known) 17-90181-AKM-13

Part 4: Itemized Payment History

If the creditor disagrees in Part 2 that the prepetition arrearage has been paid in full or states in Part 3 that the debtor(s) are not current with all postpetition payments, including all fees, charges, expenses, escrow, and costs, the creditor must attach an itemized payment history disclosing the following amounts from the date of the bankruptcy filing through the date of this response:

- ☐ all payments received;
- ☐ all fees, costs, escrow, and expenses assessed to the mortgage; and
- ☐ all amounts the creditor contends remain unpaid.

Part 5: Sign Here

The person completing this response must sign it. The response must be filed as a supplement to the creditor's proof of claim.

Check the appropriate box::

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this response is true and correct to the best of my knowledge, information, and reasonable belief.

Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this response applies.

X /s/ Molly Slutsky Simons
Signature

Date 02/25/2022

Print Molly Slutsky Simons
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile and Barile, Attorneys at Law

If different from the notice address listed on the proof of claim to which this response applies:

Address 394 Wards Corner Road, Suite 180
Number Street

Loveland OH 45140
City State ZIP Code

Contact phone (513) 444-4100

Email bankruptcy@sottileandbarile.com



Case 17-90181-AKM-13 Doc Filed 02/25/22 EOD 02/25/22 13:28:40 Pg 3 of 5
SERVICING CORPORATION
323 5th Street
Eureka, CA 95501

(800) 603-0836
Para Español, Ext. 2660 o 2643
8:00 a.m. 5:00 p.m. Pacific Time
Main Office NMLS #5985
Branch Office NMLS #9785

February 22, 2022

JONATHAN BALENTINE
401 QUAIL RUN
MITCHELL, IN 47446

Your Reference:

Re: [REDACTED]
JONATHAN R BALENTINE
401 QUAIL RUN ROAD
MITCHELL, IN 47446

Pay off figures for the above referenced loan/borrower are:

Projected Payoff Date	02/28/2022
Principal Balance	\$83,021.07
Interest to 02/28/2022	\$ 276.36
Other (See Attached Detail)	\$0.00
Prepayment Penalty	\$0.00
Funds owed by Borrower	\$0.00
Funds owed to Borrower	\$0.00
Total Payoff	\$83,297.43
Per diem	\$ 10.24

The next payment due is 03/01/2022. The current interest rate is 4.50 % and the P&I payment is \$ 403.27.

PAY OFF INSTRUCTIONS/INFORMATION:

- Pay off figures are subject to change so please call **800-603-0836** to update these figures prior to remitting funds.
- Funds received will be applied with an effective date of the date received.
- All pay off figures are subject to clearance of funds in transit. The pay off is subject to final audit when presented.
- Please provide the borrower's forwarding address so any overpayment or refund can be directly mailed to the borrower.
- We will prepare the release of our interest in the property after all funds have cleared.

REMITTANCE INFORMATION:

Make checks payable to:

Lodge Series III

U.S. Postal Service:
SN Servicing Corporation
Lodge Series III
PO BOX 660820
DALLAS, TX 75266-0820

FedEx/UPS:
Bank of Texas
C/O REMITTANCE SERVICES, DEPT 41548
2200 N HIGHWAY 121
GRAPEVINE, TX 76051

Wiring Instructions:

Lodge Series III
Bank of Texas
ACCT # [REDACTED]
ABA # [REDACTED]

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. SN SERVICING CORPORATION, ITS EMPLOYEES, AGENTS AND ATTORNEYS ARE ATTEMPTING TO COLLECT THIS DEBT. ANY INFORMATION THAT WE OBTAIN WILL BE USED FOR THAT PURPOSE.

IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT SUCH A DEBT AS YOUR PERSONAL LIABILITY, BUT IS INSTEAD A STEP IN THE ENFORCEMENT OF A MORTGAGE LIEN AGAINST YOUR PROPERTY

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF INDIANA
NEW ALBANY DIVISION

In Re:

Case No. 17-90181-AKM-13

Jonathan Ray Balentine

aka Jon Balentine

Juanita Kay Balentine

fka Juanita Kay Ford

fka Juanita Kay Shopher

aka Kay Balentine

Chapter 13

Debtors.

Judge Andrea K. McCord

ADDENDUM TO RESPONSE TO NOTICE OF FINAL CURE PAYMENT

Date last payment received on the mortgage:	2/2/2022
Date next post-petition payment due:	3/1/2022
Amount of the next post-petition payment:	\$ 544.48
Unpaid principal of the loan:	\$ 83,021.07
Additional amounts due for any deferred or accrued interest:	\$ 276.36
Balance of the escrow account:	\$ 2,452.57
Balance of unapplied funds or funds held in suspense account:	\$ -

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (OH 0083702)

Sottile & Barile, Attorneys at Law

394 Wards Corner Road, Suite 180

Loveland, OH 45140

Phone: 513.444.4100

Email: bankruptcy@sottileandbarile.com

Attorney for Creditor

CERTIFICATE OF SERVICE

I certify that on February 25, 2022, a copy of the foregoing Response to Notice of Final Cure Payment was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/parties may access this filing through the Court's system:

Joseph A. Ross, Debtors' Counsel
rossfiling@rosslawoffice.com

Joseph M. Black, Jr., Trustee
jmbeef@trustee13.com

Office of the U.S. Trustee
ustpreion10.in.ecf@usdoj.gov

I further certify that on February 25, 2022, a copy of the foregoing Response to Notice of Final Cure Payment was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

Jonathan Ray Balentine, Debtor
Juanita Kay Balentine, Debtor
401 Quail Run
Mitchell, IN 47446

/s/ Molly Slutsky Simons
Molly Slutsky Simons (OH 0083702)
Attorney for Creditor